

Improving real life impacts for liveable and accessible higher density homes

Broader thinking is needed for the liveability and accessibility of our urban housing precincts to be more successful in terms of providing safe and fulfilling environments, especially for the most vulnerable in our community. A whole-system thinking approach is essential to provide more resilient environments in the event of currently unforeseen disruptions.

Associate Professor Sacha Reid and her team have finalised a [*Liveability Framework for Medium to High-density Social and Affordable Housing*](#), to be used to develop project and precinct-based, value-focussed standards and targets to drive adoption of better outcomes and promote community acceptance of delivering whole-of-life solutions.

Some of the features with real life impacts highlighted from two case studies undertaken to test the framework include:

- *Car parking* – dedicated, accessible parking is needed: for example, for visitors with disability; for the drop-off and collection of residents with disability; for support services that may be providing daily care for residents; for OZHarvest deliveries; and for maintenance workers
- *Wi-fi access* – needs to be considered as an essential service to ensure social connection and enable working/schooling-from-home options
- *Night-time safety in higher density precincts* – needs to be better considered through planning and designing for improved community surveillance and physical design, and to ensure physical safety and emotional wellbeing
- *Site selection* – needs to maximise opportunities for liveable and accessible design outcomes, and while clever design can sometimes resolve these issues, every opportunity for successful living needs to be maximised.

Other benefits identified from this research in applying some of the key accessibility/liveability components of the framework include:

- opportunities for resident-generated activities and engagement through building management and design, and through access to vibrant precinct life
- access to private and public green space within the building and the adjacent precinct
- provision of a more resilient and liveable environment through natural ventilation and microclimate moderation, using design and planting
- privacy and security through building design and management, which also promotes community acceptance, neighbourhood building by floor and resident ownership
- ability to quickly address and resolve issues through an onsite building manager as a part of the community
- embedded outcomes of innovative thinking, achieved via public, private and not-for profit partnerships, in regulation and future delivery.

The Liveability Framework, checklist and associated materials are available at our project website:

<https://sbenrc.com.au/research-programs/1-71/>

Further information regarding this research can be obtained by contacting: Sacha Reid (Project Leader) s.reid@griffith and Judy Kraatz j.kraatz@griffith.edu.au

About the SBEnrc

This research has been developed with support provided by Australia's Sustainable Built Environment National Research Centre (SBEnrc). SBEnrc develops projects informed by industry partner needs, secures national funding, project manages the collaborative research and oversees research into practice initiatives. Core Members of SBEnrc include BGC Australia, Government of Western Australia, Queensland Government, Curtin University, Griffith University and RMIT University. This research would not have been possible without the valuable support of our core industry, government and research partners.

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